

Depth/Size (ft):	131.5	Bedrooms:	7	Approx. Year Built:	2001
Frontage (ft):	49.50	Bathrooms:	3	Age:	23
Lot Area: (sq.ft.)	6,403.00	Full Baths:	3	Zoning:	R1-A
Flood Plain:	Exempt	Half Baths:	0	Gross Taxes:	\$3,996.71
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	023-959-991

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 9 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 1, PLAN LMP35792, DISTRICT LOT 373, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry,Swirlpool/Hot Tub
Site Influences:	
Features:	Air Conditioning,Clothes Dryer,Clothes Washer,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'4 x 8'9	Main	Bedroom	9'2 x 9'7	Below	Bedroom	9'6 x 8'1
Main	Family Room	17'9 x 19'3	Below	Foyer	6' x 6'11			
Main	Dining Room	10'6 x 11'7	Below	Recreation Room	23'9 x 12'2			
Main	Living Room	14'3 x 13'11	Below	Laundry	7'1 x 5'3			
Main	Primary Bedroom	12'8 x 11'9	Below	Bedroom	17'9 x 19'3			
Main	Walk-In Closet	5'6 x 6'9	Below	Bedroom	8'4 x 8'6			
Main	Bedroom	9'7 x 10'5	Below	Bedroom	9'6 x 8'5			

Finished Floor (Main):	1,498 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,279 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,777 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,777 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

Opportunity awaits in this Fairfield haven! Amazing possibilities for customization and sweat equity. Lots of options with this 7-bedroom family home with a powered, heated workshop for car enthusiasts or other handyfolks. Entrance-adjacent bedroom serves as a guest room, hobby room, or office. Large decks upstairs and downstairs and fully fenced yard so the whole family can enjoy the outdoors. 3-bedroom downstairs with exterior entrance; consult your contractor for suite potential. Large downstairs bedroom has been used as a gym/exercise/practice room, could be used for other purposes. Unbeatable location close to park and school. Vacant possession possible after September. This one won't last long!!